Exp-14 **(1942) Department.**

145 **SERIES.**

G.O. NO.	3474 P.H.
	19
Dated	10/11/42

[Despatch Abstract.]

Town Planning - Mangalore Municipality - Block No. 10 - Market Ward Townplanning Scheme - Sale of shop sites - Confirmed.

L.Dis. 4078/42.

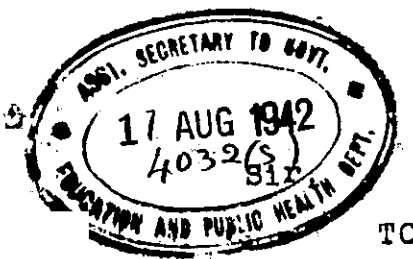
South Kanara Collector's Office,
Mangalore, 12th August 1942.

From

M. Karamatullah, Esq., I.C.S.,
Collector of South Kanara.

To

The Secretary to the Government,
Education and Public Health Department,
Stone House Hill, Ootacamund.



Sir

TOWN PLANNING - Block No. 10 - Market Ward Town Planning --- Scheme - Sale of shop sites - Approval.

****

I enclose herewith the reference No.C3-11040/42, dated 6-8-42 of the Commissioner, Mangalore Municipality. The sale notice has been published as required in rule 7(1)(b)(i) and 7(2)(a) and (c) of the appendix to G.O.No.4039, L.A., dated 17-10-1939. The Commissioner of the Municipality says that provision will be made in the sale deeds to be executed in favour of the purchasers about the reservation of the right of revision of the assessment on the sites. The sales may be approved.

2. An eye-sketch of the locality and a copy of the sale list are enclosed.

For Collector.

Copy to the Commissioner, Mangalore Municipality with the records received as enclosures to his Ref.C3-11040-42, dated 30-7-1942 and the extract from the adangal.

K032

Estt. H. Deptt.

* Taken from CMS 12402 H/42

G.O. No. 4039 L.A. dt 17-10-1939 and G.O. No. 1304 P.H. dt 26-6-1928 have been called for. This may be given till 23-8-42 or till the GOs are received whichever is earlier.

sub 188/42 ..... 19/8/42

(1) The G.O. L 4039 L.A. dt 17-10-39 referred to above has not yet been received. A Reminder is being sent today. In the meanwhile, a copy of the Council's Resolution No. 24 dated 29-6-42 on the subject & a copy of the sale notification may be called for from the Commissioner, Mangalore Mty. A draft memo is subm

4/8/42

C.F. 32.

Local Administration DEPARTMENT.

In reply, please quote number, date and short title.

Received *Registered*

From (Name) Sri K. Ramaswami Mudaliar,

(Designation) Commissioner, Mangalore Municipality,

Post Box ....., (Station) MANGALORE.

Telegraphic Address

To The Secretary to the Government of Madras,
Education & Public Health Department,
The Stone House Hill, Ootacamund.
Through - The Chairman, Municipal Council, Mangalore &
The Collector of South Kanara, Mangalore.

No. C3-11040/42 *ed* 6th August 194 2.

Sir,

* Town Planning -- Block No. 10 Market ward Town Planning scheme -- Sale of shop sites -- approval -- Requested.

Enclosures: -One- Two.

Spare Copies .....

The plots 185/2 and 186/1 of Casba Bazaar village forming part of the Block No.10, Market ward Town Planning Scheme, which have been acquired by the Municipality under the Madras Town Planning Act of 1920 for the purpose of the Block No. 10 Market Ward Town Planning scheme, sanctioned by Government on 26th June 1928 in G.O.No. 1504 P.H., of that date have been sold by public auction on the 15th and 16th June 1942 for shop sites as per the sketch enclosed. A sum of Rs.63,988 has been realised by auctioning the 22 sites as per the detailed list enclosed. The sale has been confirmed by the Council in its resolution No.24 dated the 29th June 1942 shop buildings will be constructed as per the type design B.P./D.T.P. No.26/41-42 of the Director of Town Planning.

I request that Government may be pleased to approve of the sales.

K Ramaswami 7.8.42.
Commissioner.

Forwarded:

B Venkatarao Baliga
Chairman, M. C.

H/7.8.42.p

LIST SHOWING THE PLOTS SOLD IN AUCTION IN BLOCK NO.10 MARKET WARD TOWN PLANNING SCHEME AREA WITH THE PRICE AND NAME OF SUCCESSFUL BIDDERS.
(Date of auction 15th & 16th June '42.)

S.No.	Plot No.	No.14 Market South Ward No.91 Casba Bazaar Village. T.S.No.	R.S.No.	Extent In Sq.ft.	Value for which the plot is sold.	Name of Purchaser.
			PLOTS TO THE WEST OF THE ROAD.			
1.	1	185/2 186/1	603/2 602/1	384 58		
	2	185/2 186/1	603/2 602/1	540 225 1207	5075-0-Ø.	Sri Kudpi Gopalkrishna Shenoy.
2.	3	185/2 186/1	603/2 602/1	360 360 720	2025-0-0.	Mr. F. X. D. Pinto.
3.	4	185/2 186/1	603/2 602/1	240 427 667	1525-0-0.	Mr. F. X. D. Pinto.
4.	5	185/2 186/1	603/2 602/1	135 502 637	1375-0-0.	Sri M. Vaman Naik.
5.	6	186/1	602/1	653	1335-0-0.	Sri M. M. Alva.
6.	7	186/1	602/1	735	1400-0-0.	Sri K. Keshava Shenoi.
7.	8	186/1	602/1	825	2700-0-0.	Sri Vittaljee Purushothum.
8.	9	186/1	602/1	900	5001-0-0.	Sri Vittaljee Purushothum.
9.	10	186/1	602/1	790	5010-0-0.	Mr. R. Lasrado.

Cont'd...2.

S.No.	Plot No.	No.14 Market South Ward No.61 Cansa Bazaar Village. T.S.No.	R.S.No.	Extent In Sq.ft.	Value for which the plot is sold.	Name of the Purchaser.
				PLOTS TO THE EAST OF THE ROAD.		
10.	11	186/1	602/1	436)	7005-0-0.	Messrs. Jayantilal Bros.,
	12	186/1	602/1	961)		Messrs. Jayantilal Bros.,
11.	13	186/1	602/1	961	3005-0-0.	Messrs. Jayantilal Bros.,
12.	14	186/1	602/1	961	3037-0-0.	Sri M. Raghunath Nayak.
13.	15	186/1	602/1	961	3255-000.	Sri M. Raghunath Nayak.
14.	16	186/1	602/1	961	2500-0-0.	Mr. F. P. S. Albuquerque.
15.	17	186/1	602/1	961	3075-0-0.	Messrs. Canara Sales Corpn.Ltd.,
16.	18	186/1	602/1	922	2750-0-0.	Sri V. S. Kudva.
17.	19	186/1	602/1	915	2990-0-0.	Sri M. Sridhar Kudva.
18.	20	186/1	602/1	907	2860-0-0.	Mr. F. X. D. Pinto.
19.	21	186/1	602/1	900	4050-0-0.	Mr. A. R. D'Souza.
20.	22	186/1	602/1	871	4015-0-0.	Mr. F. P. S. Albuquerque.
				17851	63,988-0-0.	

B.Ramarao
7-8-42
Commissioner.

18
6/8/42

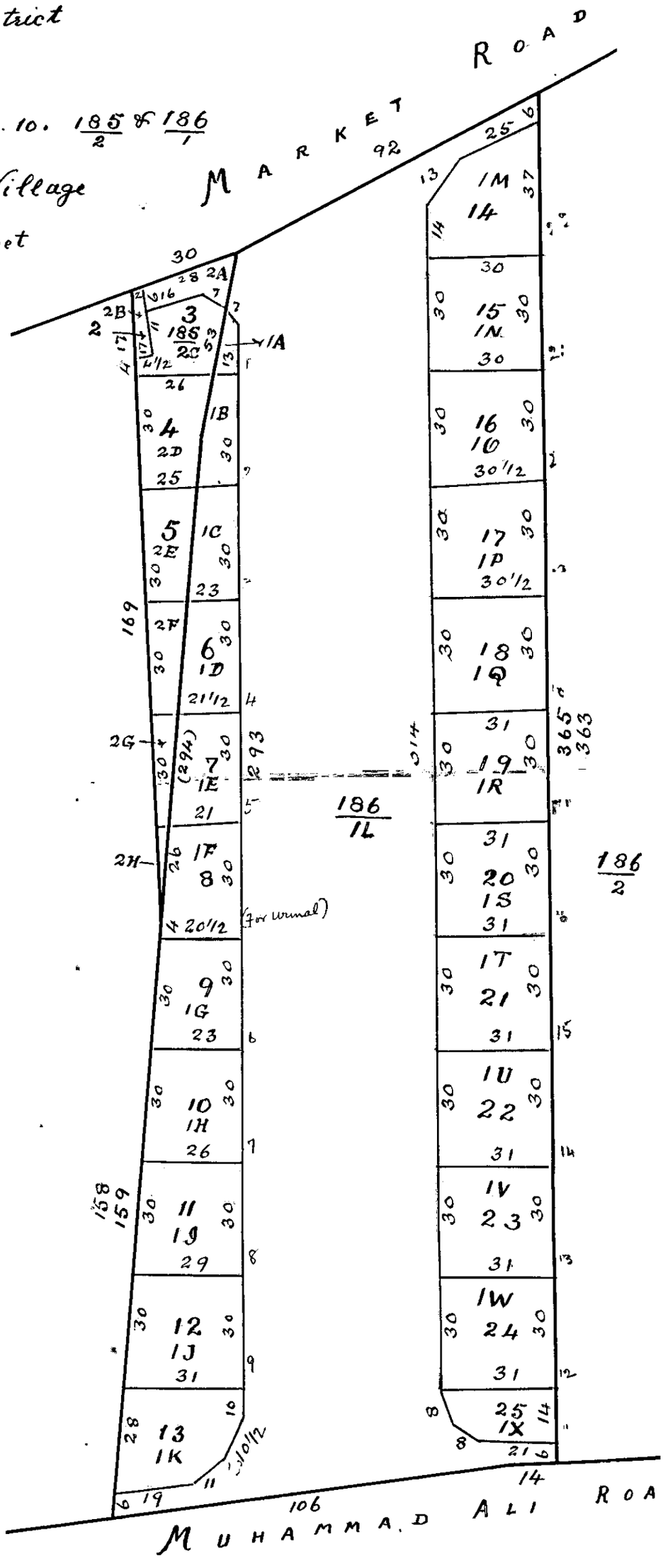
South Kanara District

Mangalore Town

T. S. Nos: IV. 10. 185/2 & 186/1

No. 91 Cashabazar Village

Scale 1 Inch = 33 feet



Block no	Corresponding Temporary T.S.No.		Area acres	sq. feet
1	185	2A	..	248
..	186	1L	..	19379
2	185	2B	..	55
3	185	2C	..	384
	186	1A	..	58
4	185	2D	..	540
	186	1B	..	225
5	185	2E	..	360
	186	1C	..	360
6	185	2F	..	240
	186	1D	..	427
7	185	2G	..	135
	186	1E	..	502
8	185	2H	..	39
	186	1F	..	584
9	186	1G	..	653
10	..	1H	..	735
11	..	1I	..	825
12	..	1J	..	900
13	..	1K	..	790
14	..	1M	..	871
15	..	1N	..	900
16	..	1O	..	907
17	..	1P	..	915
18	..	1Q	..	922
19	..	1R	..	961
20	..	1S	..	961
21	..	1T	..	961
22	..	1U	..	961
23	..	1V	..	961
24	..	1W	..	961
25	..	1X	..	436

Joobeeha
Town Surveyor
88/42

Cno. 4032 (5) H/42

9

E & T.P. H. Dept

T.P. - Mangalore Municipality - Block No. 10 Market-ward T.P. Scheme - Sale of shop sites -

Ref. 34/31/8

p/c.f.

Reference from the Commr. Mangalore Mlty No. C-3 - 11040/42 dt 6-8-1942.

-

Memo. 4032(5) H-1/31.8.42

-

The Commissioner, Mangalore Municipality is requested to submit a copy of the notification regarding the sale of the sites (bin T.S 1/Nos 185 and 186/11) in public auction and also a copy of the Council's resolution proceeding

No. 24 dated 29th June 1942 addressed
early date Confirming the sale
15th 24/8/42 of the sites to private to the Commr. Mangalore
Parties — Mpl. Mrs. C.M.C.

27.8.42

29.8.42

NOTE : The sale requires the previous sanction of Govt. under rule 3 comp-2 G.O. No 4039 dt 17-10-39
27.8.42

C.F. 32 (a).

Department

From (Name)
Sri K. Ramaswami Mudaliar,
Designation COMMISSIONER,
MANGALORE MUNICIPALITY.
Station

Received 1 SEP 1942 Registered

5302(S)

To The Secretary to the Government of Madras, Education & Public Health Department, Stone House Hill, Ootacamund.
Through - The Chairman, Municipal Council Mangalore.

Enclosures:
2

No. C3-11040/42 dated 7th Septr. 1942.

Sir,

Town Planning - Block No. 10 Market ward Town Planning scheme - sale of shop sites - Government Memorandum No.4032(S) H-1 dated the 31st August 1942.

A copy of the sale notification and a copy of the resolution of the council No. 23 dated the 29th June 1942 confirming the sale are herewith submitted to Government.

2/3 K Ramaswami
Commissioner. 7.9.42

Forwarded:

B Venkatarao Baliga
Chairman, M.C.

H/7.9.42.a

compd: 18/7.9.42

Extract from the Proceedings of the Mangalore Municipal council, dated the 29th June 1942.

---

23. Statement showing the prices for which the shop sites were sold of by auction in the Block No.10 Market ward Town Planning Scheme area.

Sales are confirmed.

x x x

(sd) L.C.Pais
Vice-Chairman, M.C.

/True Extract/

Municipal Office, Mangalore,)
Dated the 7th September 1942.)

2/5 [signature] 7-9-42.
Commissioner.

compd: [signature] 7.9.42 [signature] 7.9.42.

H/7.9.42.a

Supplement to the South Kanara District Gazette.

Mangalore Municipality.

NOTICE.

Under Rule 7(a) of G. O. No. 4039 L. A., Dated the 17th October 1941.

Twenty two shop sites in Block No. 10 Market Ward Town Planning Scheme (near Central Talkies) will be sold by public auction at 9 a. m. on Monday the 15th June 1942 at the site by the undersigned. The terms of the same are as follows:—

1. The sale will be made with reference to the sketch prepared and kept at the Municipal Office, Mangalore. The plots are situated alongside the new road next to the Central Talkies.

2. No person will be permitted to bid unless he has deposited a sum of Rs. 50/—The deposit of the unsuccessful bidder will be refunded at the close of the sale.

3. The highest bidder shall be declared to be the purchaser of the site provided that he is legally qualified to bid and provided that it shall be the discretion of the officer holding the sale to decline the acceptance of the highest bid when the price offered appears to him to be inadequate.

4. The person declared to be the purchaser shall immediately pay after such declaration 25% of the amount of his purchase money to the officer holding the sale and in default of such deposit the site shall forthwith be put up and resold, any deficiency in the price at the resale shall be recovered from the defaulter but the defaulter will not be entitled to claim the excess, if any.

5. The balance of the purchase money shall be paid by the purchaser into the Municipal Office within 15 days from the date of the auction sale.

6. All costs of conveyance viz the value of the stamp paper, registration fees, the charges for preparing the sale deed, shall be borne by the purchaser.

7. In the event of the purchaser not paying the balance of the purchase money within the time limit fixed the site in respect of which default is committed shall be resold after a fresh notification at the risk of the defaulter who will be liable for any deficiency in the price at the resale but he shall not be entitled to the excess if any in the price realized at the re-sale and the deposit made by the defaulter will be forfeited.

8. The purchaser will be bound to construct on the site purchased by him a shop building with not more than 2 storeys. The construction should be completed within ~~one~~ two year from the date of the confirmation of the sale on payment of the full purchase money.

9. The shop building will be built either in bricks or laterite stones and any material except mud as accepted by the Executive Authority will be in accordance with the design kept ready.

10. The ground floor of the shop building will be at least 2 feet higher than the level of the centre of the road in front of it.

11. The first floor (i. e. the floor of the 1st storey) of the shops to be constructed at the Muhammad Ali road end shall be at least 15 feet high from the road level. The height of the floor of the first storey of the other shops will be decided with reference to this level which will be made known to the purchaser at the time of the construction. But in no case will it exceed beyond 17 feet from the level of the new road abutting the site.

12. The first floor level of the shops shall be as far as possible the same for a block of 4 shops.

13. The shop buildings shall be separate from one another by a single masonry wall which will serve as a common wall to each of the 2 sites.

14. Non construction or non completion of the shop building within the time limit allowed in accordance with the type design and for breach of any of the other conditions mentioned above will entitle the vendor to cancel the sale and to recover possession of the site without refund of the price paid by the purchaser and without payment of any compensation on any account to the purchaser who has committed default.

15. It will be open to the Municipal Council to alter or modify at its discretion the condition relating to the construction of the shop building or extend the time within which the shop building are to be completed.

Municipal Office,
Mangalore,
15—5—1942.

A. Balasubramania Pillai,
Commissioner.

C.P.&P.H.L.M.-150-5-42.

A. Balasubramania Pillai
7.9.42.
Commissioner

From the Comm ÷ Mangalore Mty

C-3 - 11040 - 42 Dy 8.8.42 & 7.9.42

Memo 4032(5) H.2/25.9.42

Town Planning - Mangalore

M ÷ty - Block No 10 - Market Ward

T.P Scheme - Sale of shop Sites -

The Comm ÷ is requested to say what is the actual cost of acquiring the 22 Sites now proposed

proposed to be sold was

hs
24.9.42

hs
22.9.42

To the Commissioner
Mangalore Mfg
Ettinagar P.O. M.G.

Department | Received | Registered

From (Name) Sri K. Ramaswami Mudaliar,
Designation COMMISSIONER,
Station MANGALORE MUNICIPALITY.

To
The Secretary to Government,
Education & Public Health
Department, Madras

Through - The Ex-Officio Chairman,
Municipal Council, Mangalore

Rec'd 3/10/42

SECRETARY TO GOVERNMENT
DEPUTY
2 - OCT 1942
EDUCATION & PUBLIC HEALTH DEPARTMENT

Enclosures :

No. C3/11040/42 dated 29th September 1942.

Sir,

3477

Town Planning - Mangalore Municipality - Block No.10 Market ward Town Planning scheme - Sale of shop sites.

Government Memorandum No.4032 (S) H2 E & P.H., dated the 25th September 1942.

The actual cost of acquiring the 22 sites was as follows :-

	Rs	a	p
Cost of acquisition of land (L.A.No.11/39)	11,020.	12.	8

P.T.O.

	B/F.	Rs	11,020.	12. 8
Cost of formation of a new road.		Rs	1,117.	0. 0
Enhanced compensation awarded to owners as per Subordinate Judge's Courts in L.A.C.No 3 & 4 of 1940.		Rs.	2,334.	4. 8
Government Pleader's fee.		Rs.	605.	7. 0
	Total:	Rs.	15,077.	8. 4

29.9.42
Commissioner.

Forwarded:

29th September 1942 | Ex-Officio Chairman, M.C.

compd:

H/29.p

Education and Public Health Department.

Town Planning - Managalore Municipality - Block No. 10 - Market Ward Town Planning Scheme - Sale of shop sites - Confirmed.

READ the following:-

C.No.4032(s)/H. From the Collr. of S. Kanara, L.Dis.No.4078/42, dated 12-8-1942.

From the Commr., Mangalore Municipality, C.3-11040/42, dated 6-8-1942 & 7-9-1942.

--

G.O. (MS) No. 3474 dated 10-11-42

The Government are pleased to sanction the sale, by the Mangalore Municipal Council, of the shop sites in the Block No.10, Market Ward Town Planning Scheme area to the persons in the list sent with the Commissioner's letter No.C.3-11040-42, dated the 6th August 1942, subject to the payment to Government of ground re which will be liable to revision from time to time

according to the rules in force at the time of such

~~conversion~~. revision -

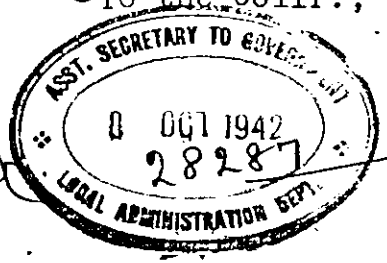
16.9.42

8.10.42

vide records para 9
G.S.024-A-envelope
p 85; 1, 10, 162

To the Commr., Mangalore
Mty., (thro' C.M.C.).
To the Collr., S.Kanara.

NOTE:- L.A. and Revenue may see.



LA Rev

13/X/42

16.9.42

Memo. 4032 (5) H-2 dated 25-9-1942
from the Commr. Mangalore Mty. C3/11040/42 d 29/9/42 pp 10.2

With reference to Govt. Secretary's query overleaf it is submitted that the Cost of acquisition of the sites by the Mty was Rs. 15077-8-4 and the sale price was Rs. 63988-0-0. The draft is for approval. L.A. & Rev. may see us.

8.10.42

LA
Rev.

5/10/42

6.10.42

P.H.W.O 4032(5)H-3
8.10.42

L A dept

The draft order on pp 21-22 ante may be perused and the file passed on to Revenue department u/s.

PJR
13/X/42

13/10/42

So ordered

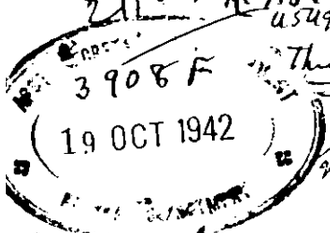
Sec
R.v
10.10.42
Rev. Records

The draft order on pp 21-22 ante may be perused and the file returned to E&SD H.

L Anom. 2828/7-1A
17-X-42

21-10-42

pl see
21-10-42 (~~Two reminders made~~ in this deptl note at pp 6-7 N.F. in top file ~~are applicable to this case~~)



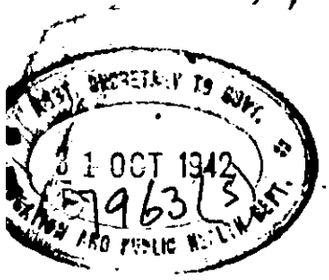
23-10-42. 25/10/42

30/10/42

E&P. H. Deptt.

The draft order on ~~pp~~ 21-22 ante may issue.
on page 1-2

9.11.42



2/11/42

4.11.42